

Local Market Update – January 2026

Provided by OneKey® MLS



Rockland County

Single-Family Homes		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		137	124	- 9.5%	2,082	2,365	+ 13.6%
Closed Sales		130	127	- 2.3%	1,571	1,642	+ 4.5%
Days on Market Until Sale		59	58	- 1.7%	42	44	+ 4.8%
Median Sales Price*		\$743,000	\$745,000	+ 0.3%	\$745,000	\$772,000	+ 3.6%
Percent of Original List Price Received*		100.7%	98.0%	- 2.7%	100.4%	99.5%	- 0.9%
Inventory of Homes for Sale		322	339	+ 5.3%	363	440	+ 21.2%

Condos		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		58	56	- 3.4%	644	716	+ 11.2%
Closed Sales		40	41	+ 2.5%	473	545	+ 15.2%
Days on Market Until Sale		53	42	- 20.8%	41	40	- 2.4%
Median Sales Price*		\$377,500	\$442,000	+ 17.1%	\$410,000	\$445,000	+ 8.5%
Percent of Original List Price Received*		98.8%	100.1%	+ 1.3%	99.5%	99.3%	- 0.2%
Inventory of Homes for Sale		101	114	+ 12.9%	93	110	+ 18.3%

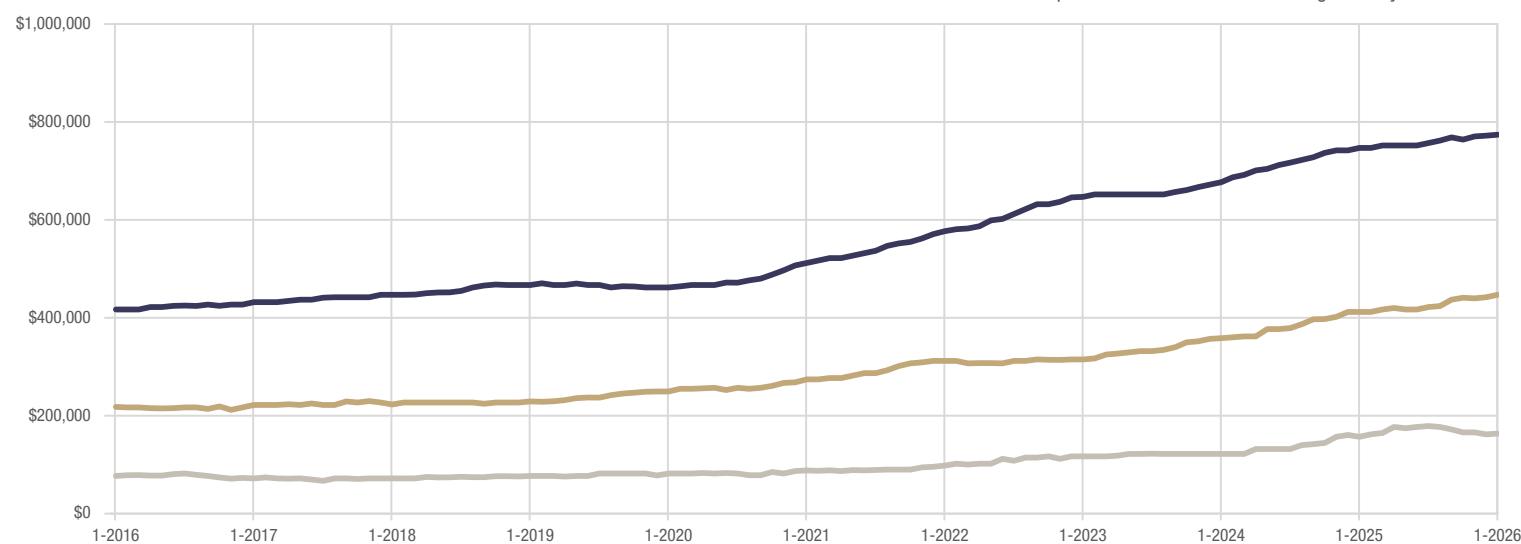
Co-Ops		January			Last 12 Months		
Key Metrics		2025	2026	% Change	Thru 1-2025	Thru 1-2026	% Change
New Listings		5	4	- 20.0%	101	116	+ 14.9%
Closed Sales		5	8	+ 60.0%	79	72	- 8.9%
Days on Market Until Sale		55	64	+ 16.4%	48	77	+ 60.4%
Median Sales Price*		\$139,000	\$133,500	- 4.0%	\$155,000	\$161,500	+ 4.2%
Percent of Original List Price Received*		106.5%	99.2%	- 6.9%	100.7%	96.4%	- 4.3%
Inventory of Homes for Sale		20	25	+ 25.0%	20	29	+ 45.0%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation

Co-Ops Condos Single-Family Homes



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.